

WASHINGTON, D. C., SATURDAY, MAY 20, 1916

## TAKE YOUR CHOICE

There Are Three Plans From Which to Make Your Selection

Prices, \$5,950 to \$6,250

Leisurely Payment Terms

### THE STREET—

KENYON—Corner 19th, next door to Washington's most exclusive and most beautiful residence section.



### THE WAY

THERE—Take Mt. Pleasant car to Kilbourne St. and you're within a stone's throw. Open and Lighted Daily Until 9 P.M.

### THE VIEW—

A vista of hills and valleys and the palatial in building elegance.

### THE FITTINGS AND FURNISHINGS—

Exceptional for 6-room houses. They include gas, electricity, hot-water heat, hardwood finish, open fireplace, cold storage vaults, pantry. These houses lack no reasonable luxury of home comforts.

PHILLIPS & SAGER

## The Latch String Is Out

—if we may employ this old-time invitation in speaking of modern homes

AT

3612 and 3614 13th St.

YOU WILL DO WELL TO VISIT THEM TODAY

You'll Find Them Open—For Your Convenience—Until 9 P. M.

A word picture is a poor substitute for what your eyes must see fully to appreciate. But by way of preliminary introduction we want you to know that they're

Homes,  
not  
merely  
Houses

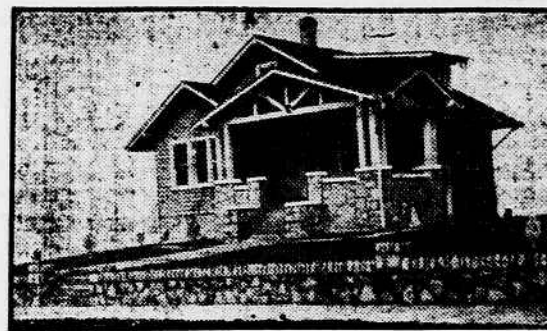
Large  
Lots  
and  
Wide  
Alley

6-room homes, built on an entirely new plan, a commodious living room adding the atmosphere of unusual comfort; hardwood floors throughout; pantries, with windows; sanitary cellar; double porches.

The Price—On Readily Adjustable Terms—Is \$4,650

Take 14th Street Car to Otis Street. When you get off you'll be just one block west of the houses; walk east to 13th Street.

PHILLIPS & SAGER



## Save Your Steps. Live in a Bungalow

The Model Homes of the Bungalow Type that We Have in Mind Are at

Rhode Island Ave. and 12th St. N.E.

Prices,

\$3,850 to  
\$5,750

Here are eight-room and bath bungalows—two story—window-lighted on every side—the houses themselves filled with every modern home convenience, the surroundings the very best that the semi-suburbs have to offer.

Terms That Your  
Convenience Will  
Approve

Take Rhode Island Ave. Car to 12th St. N.E.—Houses Open and Lighted Daily Until 9 P.M.

PHILLIPS & SAGER

## Inspect Tonight or Sunday

504-506-508 Irving Street N. W.

JUST COMPLETED

Price, \$3,550

EASY TERMS

THERE ARE BUT THREE

And They Will Not Last Long.

Take 9th St. Car to Irving St. Walk East 1 Square.

Such Cozy, Modern, Nicely Arranged Comfortable Homes You Have Never Seen for the Price.

Think of getting a beautiful home, with hot-water heat, electric lights, hardwood floors, double porches with cement floors, paved street and alley—no assessments to pay later—beautiful 3-story effect. A house worthy of calling your home.

PHILLIPS & SAGER

1409 New York Ave.

## First Time Offered

## Come Out Sunday

And See the Remarkable  
Home Values We're  
Offering

JUST FINISHED

You'll concede the absolute truth of our statement that there are no equals of these homes in the entire city at such an unusually low price, nor offered on such advantageously reasonable terms. They're located at

Tennessee Ave. & C St. N.E.

Sample Home, 333 Tenn. Ave. N.E.

Price, \$3,975

EASY TERMS

BRIEF DESCRIPTION

Six rooms and tile bath, electric lights, hot-water heat, oak floors, double rear porches, large yards, three-story effect, hardwood finish, steel construction, attractive fronts, side-open gas range, roomy closets, etc.

To inspect, take 13th and D Sts. car to end of route, walk east one square to Tenn. Ave.

PHILLIPS & SAGER

# PHILLIPS & SAGER

## 2717 Ontario Road N.W.

One Block East of 18th and Columbia Road  
1/2 Square North of Columbia Road

Is the House That We Now Offer for Sale,  
Having Disposed of 2727 and 2725

THE PURCHASERS OF THESE TWO HOUSES WERE PARTIES WHO HAD LOOKED AT ABOUT EVERYTHING THAT WAS OFFERED FOR SALE AND PURCHASED THESE HOUSES BECAUSE THEY CONSIDERED THEM MUCH BETTER VALUE THAN ANYTHING NEAR THIS PRICE AND BETTER THAN SOME HOUSES OFFERED AT SEVERAL THOUSAND DOLLARS MORE.

### Open for Inspection

If you value location and wish to live in a section built up with expensive homes, in one of the most attractive squares on Washington Heights, this is the place for you to buy.

One-half square from Connecticut avenue cars along Columbia road and one square from the Capital Traction cars at 18th street and Columbia road n.w.

Only \$6,500

A handsome three-story dwelling, with cellar under entire house.

### Ideal Arrangement

First Floor—Parlor, large reception room, dining room, pantry and kitchen.

Second Floor—Four well proportioned bedrooms and up-to-date bathroom.

Third Floor—Two large rooms.

Latest Detroit Jewel gas range.

Double porches on rear.

Modern in every respect.

Heated with an economical modern heating plant; lighted by electricity; hardwood floors. The electric fixtures are probably the most up-to-date to be found in any house. The entire house is artistically decorated; the woodwork throughout the entire house is painted in a light cream; select hardware.

A good size lot; large back yard; plenty of room for a garage; wide alley.

STONE & FAIRFAX

1342 New York Avenue

## Creates Sensation---

Home buyers amazed at the wonderful inducements offered in the new Dunigan "Quality Homes" on Illinois avenue.

### AT LAST---

They find a home planned and built in the way they have long desired.

They find a home with the features of a \$10,000 house at a price within their reach, and the terms not too burdensome.

The Price Is \$4,250

And the TERMS Are \$30.60, Including Interest and Principal.

### READ THIS NOW---

8 rooms, large and bright—  
2 perfectly appointed baths (one of them is the shower bath tiled 7 feet high).

Colonial design.

Handsome fronts of Hy-Tex brick.

Three-story effect.

American radiator—"Ideal boiler."

Electric lights.

Hardwood trim.

Generous closets.

Expensive electric fixtures.

Convenient to cars.

SLEEPING PORCH.

Big yards—SODDED (picket fences).

LARGE ATTIC—and then

Built Absolutely by Union Labor.

Inspect Sample House No. 4006 Illinois Ave.

Take 9th St. car to Illinois Ave. One square south.

Ask your broker.

(As this new "Quality Home," its price and terms have awakened the home buyers of Washington to a point of wonderment it is advisable to come early, that you may give a careful examination.)

D. J. Dunigan, Owner and Builder,  
Bond Building. Phone M. 1267 for Auto Service.

## The Comparative Values of SUBURBAN REAL ESTATE

Depend Upon

### COMPARATIVE

ACCESSIBILITY—Nearness to the center of the city, and frequency and class of car service.

AURORA HILLS—Is only 14 minutes from 12th and Pennsylvania avenue on the Mount Vernon electric railway, with 54 DOUBLE-CAR trains each way every day. Your wife does not sit with the smokers and workmen.

IMPROVEMENTS—Which MUST include pure water, and outfall sewer, paved streets and sidewalks, as well as electricity, telephone service, shade trees, etc.

AURORA HILLS—Has all these—a real outfall sewer to the Potomac river; artesian water from a drilled well 255 feet deep, served under heavy pressure, and the smaller items of streets, sidewalks, etc., that are so essential to comfort.

HEALTHFULNESS—Consider actual statistics only in making this very important comparison.

ALEXANDRIA COUNTY—Had no fatalities from typhoid or malaria, according to the latest published statistics.

BEAUTY OF LOCATION—What could be more beautiful than a panorama of our white city on the one hand and a setting of beautifully wooded slopes on the other.

APPROACHES—Compare a ride through Potomac Park, over the Highway bridge, along the Military road and the new Mount Vernon boulevard with any ride you know of for variety and beauty of scenery.

SOCIABILITY—The chance to persuade your friends to build on the choicest lots near you, and thus build up a community of homes where mutual friendships and interests make for civic pride and civic protection.

CITIZENSHIP—You can vote if you live in AURORA HILLS and have a voice in fixing your own taxes. Can you do that now?

ENHANCEMENT IN VALUE—The last but not the least, though often overlooked, point which is the DECIDING FACTOR from a business standpoint in buying a home.

ALEXANDRIA COUNTY'S—Assessed valuation has increased almost 100 per cent in the last FIVE YEARS, and the population has increased 50 per cent.

AURORA HILLS—Lots, 50x125 feet and larger, sell for 10c to 15c per square foot. Take the future profit yourself.

BUY FACTS instead of talk, IMPROVEMENTS instead of promises and FAIR VALUE instead of inflation and a discounted enhancement in value.

Look  
for the  
Sign



At  
Our  
Station

Or Let Us Take You in One of Our Automobiles  
Office: 625 Southern Building. Telephone Main 814

## JUSTICE DEPARTMENT TO HAVE NEW HOME

Contracts for the erection of a handsome eight-story building for the Department of Justice have been awarded and plans for the building are now being made. The new home of the legal department of the government is to be built at the corner of Vermont ave-

nue and K street northwest, opposite the remodeled dwellings that are now occupied by the department, and with the principal frontage on Vermont avenue. Work on the new building is to begin as soon as the plans are completed, probably by the middle of June.

### Modern Office Building.

The department's new home is to be thoroughly modern in every respect, with ample light on all sides, electric lighting throughout, adequate elevator service and all of the conveniences afforded by the latest developments of office building architecture. Floor

space is to be ample to meet all requirements of the department for many years to come.

### Rental Held Moderate.

The income from the building is said to be in the neighborhood of \$35,000 per year, which is declared to be extremely moderate for an office building of the size and character of that which is to be provided. The builder and lessee is Harry Wardman, whose own force of architects is preparing plans for the proposed new structure.

### Fussiness in Architecture.

A great vice that is creeping into American architecture of interiors today is an exaggeration of tiny details. Moldings are multiplied until they be-

come liny and disturbing. Every little plane surface is paneled in most tiresome fashion. It is as if draftsmen had come to hate a white spot on a piece of paper or a blank space on a wall and to feel obliged to cover every bit of their drawings with something, preferably more lines. As a result the architecture as executed is endlessly tricked out, fussy and finicky—mere virtuosity.

### Garden and Lawn Contest Plans.

Plans for the second annual garden and lawn contest to be held under the auspices of the Langdon-Woodridge Citizens' Association are now complete. The inspection will be made during July or August, probably. First, second and third prizes are to be awarded

in each class. There are to be five classes, one of which will embrace the plan and arrangement of buildings, lawns and gardens; another for vegetable gardens, one for fruit gardens, one for lawns and one for variety and arrangement of annual flowering plants.

### An Easy One for Newrich.

Mrs. Newrich had been told by her caller that a certain dinner party had "wound up with great eclat." When her husband came home she asked him what "a-kia" meant. "Why, that's the dessert, I guess," said Newrich. "Didn't you ever eat a chocolate a-kia?"

## CHEVY CHASE, D. C.

Why consider any other proposition than  
Beautiful Detached  
Home

In Washington's best suburb, 3922-34 Morrison st. n.w., 1 1/2 blocks from Conn. ave. city!

Price, \$6,750

HOLLOW TILE CONSTRUCTION, 8 rooms and attic, large lot and all features of the modern high-class suburban home.

Open every day.

ALEXANDER MILLAR

Owner and Builder,  
Phone Col. 4624. 2660 New Hampshire ave. n.w.

### Just Completed

Eight of the Most Attractive  
Houses Ever Built in  
Petworth.

Choice Location  
Convenient to Car Line  
Ninth Street Between  
Allison and Webster.  
Charles E. Wire, Builder.

TERRELL & LITTLE, Inc.,  
Selling Agents,  
1413 H St. Northwest.

### FOR LEASE

1859 California Ave. N.W.

11 rooms, 2 baths, electric light, steam heat, all comforts, first-floor kitchen. Only \$60 month. Open for inspection.

Stone & Fairfax  
1342 New York Ave. N.W.